

AVAILABLE FOR SALE

8624 DAVIS BOULEVARD



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Property Type	Retail
Property Subtype	Free Standing Building
APN	42765461
Building Size	4,799 SF
Lot Size	0.902 Acres
Year Built	2007
Year Last Renovated	2020
Average Floor Size	4,799 SF

This impeccably maintained 4,799 SF commercial building, offers a modern, professional space designed to impress tenants, visitors, and client/customers. Currently operating as a salon and is move-in ready for the same use. But can easily be repurposed to medical office, daycare or a professional services use. Located in the highly sought-after Keller/Southlake/Colleyville, and North Richland Hills area, this property presents an exceptional chance for retail/office building investors to acquire a strategic asset with great potential. With it's focus on quality, functionality, and a superior location, don't miss out on the chance to own this impressive commercial space.



- - A+ location with strategic access to Southlake, Keller, and Colleyville
- - Prime location in North Richland Hills
- - Directly across from a Walmart Supercenter and Target anchored retail center
- - NE quadrant of Davis Blvd and Precinct Line Road
- - High-traffic counts on Davis (34,977 VPD) and Precinct Line (14,281 VPD)
- - Excellent demographics for attracting clients or customers
- - Awarded 'Best of NRH' salon for 10 years running
- - ALL FURNITURE, FIXTURES, AND EQUIPMENT INCLUDED
- - OWNER FINANCING FOR QUALIFIED BUYER

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LOCATION DESCRIPTION

This property is strategically located in a high-demand area that consistently delivers strong market premiums. Positioned advantageously among the affluent communities of Southlake, Keller, North Richland Hills, and Colleyville, the location provides superior connectivity via major roadways, alongside immediate access to a full spectrum of local amenities. Market fundamentals are sound, characterized by a strong local economy, high-quality school districts, favorable demographics, and significant traffic counts. This represents an attractive and rare opportunity for an owner/user or investor looking for a prime retail or office location.

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SALE

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8624 Davis Boulevard North Richland Hills, TX 76182



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DAVIS BLVD @ PRECINCT LINE RD



Sources: **Iteris 2023 & *Costar MPSI 2022

STREET DESIGN

Davis Blvd

Design Element	Roadway Type
Number of Traffic Lanes	6
Lane Width (feet)	12
Right-of-Way Width (feet)	Variable
Speed (MPH)	40 - 45

Precinct Line Rd

Design Element	Roadway Type
Number of Traffic Lanes	7
Lane Width (feet)	12 – 14
Right-of-Way Width (feet)	130
Speed (MPH)	40 - 45

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Measurements Deemed Highly Reliable But Not Guaranteed.

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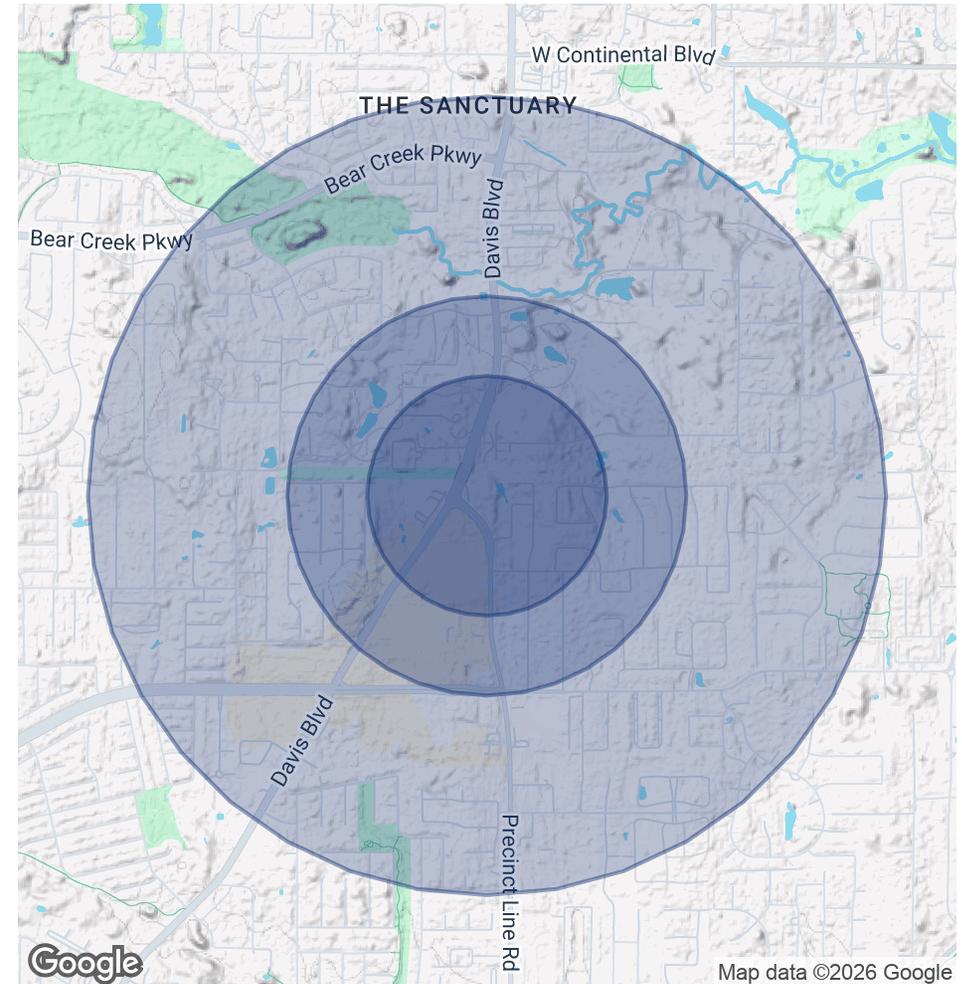
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	656	1,649	7,469
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	218	547	2,490
# of Persons per HH	3	3	3
Average HH Income	\$251,377	\$253,470	\$247,236
Average House Value	\$852,765	\$860,647	\$831,418

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date